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April 19, 2006

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Agenda No. 8
03/28/06

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

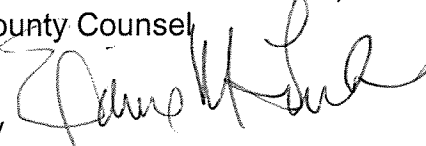
**Re: CONDITIONAL USE PERMIT NUMBER 2005-00035-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permit to authorize construction and maintenance of an auto stereo and alarm sales and installation service facility in the East Pasadena Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permit and instructed us to prepare the appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By 

ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

EML:di
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 2005-00035-(5)**

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly noticed public hearing on this proposed Conditional Use Permit ("CUP") on March 28, 2006. The CUP hearing was held in conjunction with a hearing on requested Zone Change No. 2004-00006-(5) to change the zoning on the property from C-H (Commercial Highway) to C-2-DP (Neighborhood Business-Development Program).
2. The Los Angeles County Regional Planning Commission previously conducted a duly noticed public hearing on this CUP and related Zone Change on September 7, 2005.
3. The applicant, Arthur Yazichyan, requested the change in zoning and a CUP to authorize the use of an existing structure for reconstruction, operation, and maintenance of an auto stereo, alarm, and accessory sales and installation facility in the proposed C-2-DP zone.
4. The subject property is located at North Rosemead Boulevard between East Corte Calle and East Walnut Street, southeast of the City of Pasadena and west of the City of Arcadia in the East Pasadena Zoned District.
5. The property is flat and slightly above the Rosemead Boulevard grade. No landscaping is present on the site and it is fully paved.
6. Access to the site is from North Buff Avenue using paved access.
7. The subject property is currently zoned C-H (Commercial-Highway).
8. Zoning surrounding the subject property consists of the following:

North: R-3 (Limited Multiple Residence)
East: R-2 (Two-Family Residence)
South: C-2 (Neighborhood Business)
West: M-1.5 (Restricted Heavy Manufacturing)
9. The subject property is currently a vacant former commercial use. Land uses surrounding the subject property are as follows: multi-family residences to the north; a restaurant to the south; single-family residences to the east; and an electronics store to the west.
10. Previous zoning cases regarding the property include approval of Plot Plan No. 45363 in January 1998 for addition of signage to the previous hair salon retail use.

11. The subject property is designated "C" (Major Commercial) in the Los Angeles Countywide General Plan ("General Plan"). Typical use patterns for such a designation "include central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities and a range of mixed commercial retail and service activities. Community and neighborhood-serving commercial uses generally are not shown, and can be appropriately established at locations which conveniently serve local market areas." (General Plan, page III-23)
12. Local commercial and industrial services are defined in the General Plan as follows: "For purposes of the countywide Land Use Element, local commercial and industrial uses are defined as individual enterprises, or small scale multi-use centers, serving the needs of the local community. Such uses include:
 - A. Facilities providing neighborhood or community convenience goods and services;
 - B. Highway or roadside facilities and services of a minor nature (i.e., gas stations, cafes, motels, etc.);
 - C. Local community/neighborhood-serving office and professional services; and
 - D. Light industrial uses of a minor nature, as defined by the scale of the facility, number of employees, service area, and general compatibility within the community setting (it is not the intent of countywide land use policy to prohibit the establishment or continued operation of local "cottage industry" uses where compatible with surrounding land use patterns)."

The proposed use is consistent with definitions A and B, above.

13. Guidelines listed in the General Plan applicable to local commercial and industrial services ("local services") relate to location, scale, design and signage, and access and traffic (found on pages III-34 through III-37 of the General Plan). These guidelines, which are discussed below, apply to the proposed use on the site.
 - A. Location:
 - i. The General Plan provides: "The proposed use should be easily accessible and should be situated at community focal points such as major intersections and established neighborhood shopping facilities." Consistent with this guideline, the use proposed is located adjacent to a freeway onramp on a major thoroughfare near a residential community. This location is convenient for users.

- ii. The General Plan also provides: "The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns." The site plan depicts a service bay entrance that is located away from the residences located to the east of the site. These residences are proposed to remain in the residential plan designation in the General Plan Update. The multi-family residences located adjacent to the north of the site are in an area designated in the current General Plan and General Plan Update as Major Commercial. These residences are in the R-3 (Limited Multiple Residence) zone which is not consistent with the Plan designation. Subsequent to consultation with the Department of Health Services, Environmental Hygiene Division (Noise) regarding potential noise impacts, staff recommended that a five-foot masonry wall be extended to eight feet in height to provide a sound buffer for these existing adjacent multi-family residences. The applicant has agreed to provide landscaping to minimize visual impacts of the subject wall. With these conditions, the project is consistent with this General Plan Guideline.

B. Scale:

- i. The General Plan provides: "The scale of local service uses, in terms of acreage and permitted floor area, should be limited to that which can be justified by local community and neighborhood needs. In most instances, such uses, individually or in aggregate, should not exceed 10 acres in size." The proposed use is to be contained in a 1,624-square-foot building. Thus, the use is consistent with this scale guideline.
- ii. The General Plan also provides: "The height of proposed facilities should not exceed the general profile established by existing uses, and should in no event exceed that of neighboring residential development." The height of the proposed facility complies with this guideline as it is one story and is consistent with the general profile of existing commercial uses and that of neighboring residential development.
- iii. The General Plan also provides: "The overall scale and intensity of proposed local service uses should be in keeping with the surrounding neighborhood or community setting." The proposed use is of an appropriate scale for a community-serving commercial use.

C. Design and Signage:

- i. The General Plan provides: "Local service uses should be designed, in terms of setbacks, landscaping, lighting and buffering, so as to ensure compatibility with surrounding uses." The proposed use meets all zoning requirements.
- ii. The General Plan also provides: "Proposed local service uses should reflect locally recognized architectural themes and enhance overall community character." The architectural renderings depict a design compatible with the overall character of the community.
- iii. The General Plan also provides: "Local commercial signs and graphic displays should generally be confined to the façade surface of the business establishment and should not project above the roofline or disrupt the architectural design of the structure." Signage plans have not been submitted, but conditions require any signage to comply with the sign requirements contained in Title 22 of the Los Angeles County Code ("County Code").
- iv. The General Plan also provides: "Free-standing signs should generally be discouraged and permitted only where they are determined to be aesthetically and functionally appropriate." Freestanding signs are not proposed by the applicant.
- v. The General Plan further provides: "Off-site signs should be prohibited." Off-site signs are not proposed by the applicant.

D. Access and Traffic:

- i. The General Plan provides: "The size and intensity of local service uses should be confined to the extent that anticipated traffic generation does not adversely affect conditions on adjacent streets and highways." The project proposes access and parking from a side street, Buff Avenue. The project does not interfere with traffic on Rosemead Boulevard or traffic using the adjacent freeway onramp.
- ii. The General Plan also provides: "Access, egress and onsite parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns." Adequate parking has been provided on site and access is from a less-traveled side street.

14. The site plan depicts a 5,406-square-foot lot with an existing 1,624-square-foot building, seven parking spaces including one handicapped van-accessible space, 1,035 square feet of landscaping, and access from Buff Avenue. Parking backs out onto Buff Avenue. The building is proposed to be used for sales and installation of audio stereos and includes two audio installation stalls, a display and sales room, and office space.
15. According to Section 22.28.130 of the County Code, automobile supply stores, including incidental installation of parts subject to the provisions of subsection B of Section 22.28.090, are permitted uses in the C-2 zone. The proposed "-DP" (Development Program) designation requires a CUP for such uses.
16. Section 22.44.135 of the County Code lists the development standards for properties within the boundaries of the East Pasadena-San Gabriel Community Standards District ("CSD"), as follows (only applicable standards are listed):
 - A. Pursuant to Section 22.44.135.C, "Prohibited signs are as follows: outdoor advertising signs; freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or zone, or extend into the public right-of-way; roof signs; flashing, animated, audible, rotating and/or moving signs; and business signs that project or extend more than 18 inches from the building face." Signage conforming to this standard and the standards in Chapter 22.52, Part 10 of the County Code will be required.
 - B. Section 22.44.135.D lists zone-specific standards. Applicable standards for the proposed C-2-DP zone, and the project's compliance with those standards, are discussed below:
 - i. Section 22.44.135.D.3.a provides: "The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet." The existing structure is one story and less than 35 feet in height. Accordingly, the project complies with height standards.
 - ii. Section 22.44.135.D.3.b provides: "The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings." A total of 1,624 square feet of floor area exists, which does not exceed the net lot area of 5,406 square feet.
 - iii. Section 22.44.135.D.3.c provides: "The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings." The area of the lot proposed to be covered by structures is 1,624 square feet which does not exceed the 4,054-square-foot lot coverage limitation for this site.

- iv. Section 22.44.135.D.3.d provides: "For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a residential zone, the maximum height of the structure at five feet from the property line adjacent to the residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height." This standard does not apply because the proposed building is 14 feet in height and is proposed to be located approximately 40 feet from the adjacent residential zone and residential uses.
- v. Section 22.44.135.D.3.e provides: "Exterior lighting shall be of a top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where the department of public works determines that a different street lighting configuration is required for the protection of public health and safety." Conditions will require lighting at this site to comply with this requirement.

17. The development standards of the C-2 zone apply as follows:

- A. Section 22.28.090.B of the County Code requires that premises in the subject zone may be used for automobile repair and parts installation incidental to the sale of new automobiles, automobile service stations, and automobile supply stores, subject to limitations quoted below:
 - i. "That such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair." The project does not propose these uses.
 - ii. "That all repair and installation activities are conducted within an enclosed building only." The project proposes auto stereo and alarm systems to be installed in an enclosed garage.
 - iii. "That a masonry wall is established and maintained along an abutting boundary with property in a residential or agricultural zone as if the area were developed for parking pursuant to Section 22.52.1060." The site plan depicts an existing concrete masonry wall, five feet in height. Staff recommended extending the wall to eight feet in height, subject to director's review, as a sound buffer for adjacent residences. A Department of Health Services representative from the Environmental Hygiene (Noise) section concurred that an eight-foot masonry wall will provide greater sound buffering than the existing five-foot wall given the parameters of the subject site. Staff also recommended the planting of narrow

trees at the wall to further buffer visual impacts. Conditions will require an eight-foot wall and landscaping.

- iv. "That landscaping comprises an area of not less than two percent of the gross area developed for the primary use." The project proposes landscaping of approximately 15 percent of the net site area. Thus, the project complies with landscaping requirements.
- v. "That all required parking spaces are clearly marked with paint or other easily distinguishable material." The site plan depicts marked parking spaces and complies with parking requirements.
- vi. "That all repair or installation activities are confined to the hours between 7:00 a.m. and 9:00 p.m., daily." Operating hours at the proposed facility shall be from 8:00 a.m. to 7:00 p.m., Monday through Saturday, and 8:00 a.m. to 7:00 p.m., Sunday for auto stereo and alarm sales only. Auto stereo and alarm installation is prohibited on Sunday. The project complies with the standards for hours of operation.
- vii. "That no automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building." Conditions will require the operator of the proposed facility to comply with auto storage requirements.

B. Set forth below are additional development standards required for premises in Zone C-2 pursuant to Section 22.28.170 of the County Code and the basis for concluding that the project complies with those requirements:

- i. Section 22.28.170.A provides: "That not to exceed 90 percent of the net area be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area." Lot coverage requirements of the zone are superceded by lot coverage requirements of the East Pasadena-San Gabriel Community Standards District. Landscaping requirements of the zone are superceded by the requirements of the specific auto supply and incidental installation use cited above. The site plan depicts the 5,406-square-foot site with landscaping and open space of 828 square feet, or approximately 15 percent of the site. The project complies with the applicable landscaping requirements.

- ii. Section 22.28.170.B provides: "That there be parking facilities as required by Part 11 of Chapter 22.52." According to Section 22.52.1100 of the County Code, parking for commercial uses is required at a ratio of one space per 250 square feet of floor area. For less than 40 required parking spaces, Section 22.52.1070.A requires one space to be handicapped van-accessible. As the code requires, the project proposes seven spaces, one of which is handicapped van-accessible.
 - iii. Section 22.28.170.D provides that except for parking lots and other uses not requested in this application, all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit. Outdoor display is not proposed by the applicant.
 - iv. Section 22.28.170.E provides: "No outside storage shall be permitted in Zone C-2." Outdoor storage is not proposed and shall not be permitted.
18. Pursuant to Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the County, the following facts:
- A. That the requested use at the location proposed will not:
 - i. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; or
 - ii. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; or
 - iii. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
 - B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
 - C. That the proposed site is adequately served:
 - i. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and

- ii. By other public or private service facilities as are required.

Staff advised both the Planning Commission and the Board of Supervisors that in their opinion, with the proposed conditions, the proposal substantiates the burden of proof for a CUP.

- 19. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning prepared a Negative Declaration for this project. The Board has read and considered the Negative Declaration and found that it accurately reflects the Board's independent judgment regarding the environmental effects of the project. The Board also finds that the project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from the payment of State Department of Fish and Game fees pursuant to section 711.2 of the California Fish and Game Code.
- 20. In its letter dated June 15, 2005, the County Fire Department set forth requirements for standard fire flow and access.
- 21. In its letter dated September 1, 2005, the Department of Public Works indicated that no right-of-way or other public improvements are required. The September 1, 2005, letter supersedes the requirements of said department's earlier letter dated June 7, 2005, which included street lighting, handicapped sidewalk access and sidewalk, and curb and gutter repairs.
- 22. On August 18, 2005, a representative of the Department of Health Services, Environmental Hygiene Division (Noise) advised Planning Department staff that an eight-foot masonry wall will provide a better sound buffer than the existing five-foot wall given the parameters of the existing site and proposed project.
- 23. The proposed use is consistent with the General Plan and no adverse environmental impacts will occur.
- 24. The project meets applicable East Pasadena-San Gabriel Community Standards District development standards, auto supply and installation code requirements, C-2 zone standards, and general development standards. The conditions of approval require compliance with the County Noise Ordinance, and in the event of community complaints pertaining to the proposed project, a process is provided to address substantial complaints.
- 25. A 10-year term is deemed appropriate for the requested CUP due to the changing needs of the surrounding community.

26. The following fees are required: (a) document processing fee of \$25 related to posting the Notice of Determination with the County Clerk; and (b) a cost recovery deposit of \$750 to cover the costs of the five recommended zoning enforcement inspections, one every other year for the term of this grant. The fees will be requested within 15 calendar days following the final approval of this grant. Additional funds will be required if violations are found on the property.
27. The documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter are located at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. The proposed use is consistent with the adopted General Plan for the area;
- B. The requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Approves and adopts the Negative Declaration prepared for the proposed project and finds that it complies with CEQA and reflects the independent judgment of the Board as to the environmental effects of the proposed project; and
2. Approves CUP No. 2005-00035-(5) subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 2005-00035-(5)

1. This grant authorizes a Conditional Use Permit for the renovation of an existing building for the operation and maintenance of a one-story auto stereo and alarm sales and installation facility as depicted on the approved Exhibit "A" subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee and the owner of the subject property, if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval which is brought within the applicable time period of section 65009 of the Government Code, or other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

6. This grant will expire unless used within two years from the date of approval. A one-year time extension may be requested in writing, and with the appropriate fee, six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of the Department ("Director").
9. This grant shall terminate on April 18, 2016, unless renewed by the Director for an additional period not to exceed 10 years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department at least six months prior to the termination of this permit, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$750. The monies shall be placed in a performance fund which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for five inspections every other year for 10 years. The inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to

ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file. The amount charged for additional inspections shall be \$150 per inspection, or the current recovery cost, whichever is greater.

11. Permittee shall remit a \$25 document handling fee payable to the County of Los Angeles related to filing and posting of a Notice of Determination with the County Clerk in compliance with section 21152 of the Public Resources Code. The fees will be required within 15 calendar days of the final approval date of the permit.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said department.
15. The subject property shall be developed and maintained in compliance with requirements of the County of Los Angeles Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department. Sound levels shall be maintained at levels in compliance with the County Noise Ordinance and to the satisfaction of the Department of Health Services, Environmental Hygiene Division (Noise).
16. All structures shall comply with the requirements of the Department of Public Works, Building and Safety Division.
17. Permittee shall comply with all County of Los Angeles Department of Public Works requirements specified in its letter dated September 1, 2005, superseding the requirements of the June 7, 2005 letter, except as otherwise required by said department.

18. Permittee shall comply with all County of Los Angeles Fire Department requirements specified in its letter dated June 15, 2005, except as otherwise required by said department.
19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations.
20. Plainly visible signage in compliance with Part 10 of Section 22.52 of the County Code shall be installed indicating seven onsite parking spaces, including one handicapped van-accessible space and two indoor garage spaces.
21. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for approval, three copies of revised plans similar to Exhibit "A," as presented at the public hearings and showing the following: 1) sign locations; and 2) landscaping table which lists the overall site area, parking lot area, and total landscaped area. In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director. All revised plot plans must be accompanied by the written authorization of the property owner.
22. Permittee shall maintain all landscaping in a neat, clean, and healthy condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system such as "bubblers" or drip irrigation for irrigation of all landscaped areas except where there is turf or other ground cover.
23. Permittee shall provide adequate lighting within all parking lot areas. Outdoor lighting shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded, and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one-foot-candle of light throughout the facility. Motion sensor lighting shall be used nightly after 10:00 p.m.
24. This permittee shall also comply with the following conditions:
 - a. Permittee will maintain a minimum of seven on-site automobile parking spaces including one handicapped van-accessible parking space;

- b. An existing masonry wall five feet in height, located at the northerly boundary of the site, shall be extended to eight feet in height using masonry construction compatible with the existing wall to mitigate noise related impacts. Construction and design of the wall shall be subject to review and approval by the Director;
- c. Trees or plants which will reach an appropriate height when mature shall be planted along the wall located at the northerly boundary of the site to minimize visual impacts to adjacent properties. The location and type of plants or trees shall be subject to review and approval by the Director;
- d. All sound-producing and view-impacting outdoor equipment such as air-conditioners and other roof or ground-mounted operating equipment shall be screened to minimize noise and viewshed impacts to adjacent properties;
- e. Testing of stereo and alarm systems installed or repaired on the premises and of a volume exceeding County ambient outdoor noise standards shall be done only within the confines of the enclosed garage with the garage door closed;
- f. All construction contracts entered into by the permittee shall contain a provision for mandatory 50 percent recycling of construction waste;
- g. Design and construction of the subject facility shall be compatible with the existing adjacent commercial uses and is subject to review and approval by the Director;
- h. Permittee shall maintain the property in a neat and orderly fashion and maintain free of litter all areas on the premises under which the permittee has control;
- i. Outside display and storage of material on the property is prohibited;
- j. Permittee shall not store or use hazardous materials on the subject property, excepting those materials normally used for the installation, maintenance, and repair of auto stereo and alarm systems;
- k. Permittee shall serve notices to each paying customer requesting courtesy to surrounding neighbors pertaining to the use of new stereos or alarms, as customers leave the premises;
- l. Automobile stereo and alarm installation incidental to the sale of said items in the automobile supply store is allowed provided all of the following conditions are met:

- i. That such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair;
- ii. That all repair and installation activities are conducted within an enclosed building only;
- iii. That a masonry wall is established and maintained along an abutting boundary with property in a residential or agricultural zone as if the area were developed for parking pursuant to Section 22.52.1060;
- iv. That landscaping comprise an area of not less than two percent of the gross area developed for the primary use;
- v. That all required parking spaces are clearly marked with paint or other easily distinguishable material;
- vi. That all repair or installation activities are confined to the hours between 8:00 a.m. and 7:00 p.m., Monday through Saturday, and for sales only between 8:00 a.m. and 7:00 p.m., Sunday. Installation and repair of auto stereo and alarm systems are prohibited on Sunday; and
- vii. That no automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building;
- m. In the event that the operation of any part of this facility should result in substantial complaints to the Department, the above-described conditions may be modified if after a duly noticed public hearing, such modification is deemed appropriate in order to eliminate or reduce said complaints; and
- n. Permittee shall maintain a current contact name, address, and phone number with the Department at all times.

Attachments:

Fire Department letter dated June 15, 2005

Public Works letter dated September 1, 2005



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 1, 2005

IN REPLY PLEASE
REFER TO FILE: **LD-4**

TO: Russell Fricano
Zoning Permits Section I
Department of Regional Planning

FROM: Barry S. Wittler *Barry S. Wittler*
Transportation Planning and Subdivision Review Section
Land Development Division

CONDITIONAL USE PERMIT NO. R2004-01160

We have reviewed the subject Permit in the Pasadena area in the vicinity of Rosemead Boulevard and Corta Calle (50 North Rosemead Boulevard). This Permit is to allow the conversion of an existing retail store to an auto supply store including accessory installation. This letter supersedes the June 7, 2005, letter to Russell Fricano of the Department of Regional Planning.

There are no right of way or improvement requirements recommended as a condition of approval for this permit.

CMG:ca

P:\LDPUB\TRANS\CUPS\CUPR2004-01160 SUPERCEDE AUTO SUPPLY STORE & INSTALLATION



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

R.P.
Kim SZ9/ay

DATE: June 15, 2005

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2004-01160

LOCATION: 50 N. Rosemead Blvd.

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 1500 gallons per minute for 2 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install Public and/or On-site and/or 1 Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: Submit a Fire Flow Availability Form, Form 196, to our office for approval prior to Public Hearing.
- ☒ Location: Test the existing public fire hydrant located on the Northeast corner of Buff Ave. and Corta Ave.
- ☒ Access: Access is approved as shown on site plan.
- ☒ Special Requirements: If tenant improvement work is being proposed, submit architectural drawing to Fire Prevention Engineering Building Plan Check office for approval. They can be reach at 323-890-4125 for additional information.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Juan C. Padilla

Co.CUP 04/04

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783